MODIFICATIONS TO CHARLESGATE FACILITY

UPPER FLOOR

A. Charlesgate West entrance

1. Modify door and sill to provide rodent-proof closure

2. Reconstruct outer walkway to provide a step up to entrance door and seal reconstruction to prevent precipitation drainage into foundation wall.

B. South office suite

1. Eliminate existing door into south office.

2. Divide south office into two offices with an N-S soundproof partition as shown on plan and install access doors as shown.

3. Provide general office lighting, electrical outlets for lamps and office machines, and all-season air conditioning using normal office supply and recirculation rates.

C. North office

1. Extend partitions to ceiling, provide door to reception area, finish.

2. Same as item B-3.

D. Reception area

1. Construct N-S partition 6-ft. west of Charlesgate West entrance. Partition to contain receptionist's glass window and an access door.

2. Construct N-S partition at the location of the existing west wall of the south office with door to lab area.

3. Same as item B-3.

E. Second floor toilet.

1. Toilet to contain one toilet bowl, one washstand and a mirror.

2. Provide general lighting and normal one pass all-season air conditioning.

3. Use construction materials for floor, walls, and ceiling suitable for toilet room without shower facilities.

F. East lab

1. Provide and install 5-ft. lab hood with discharge to roof through unit exhaust blower. Exhaust capacity, 1,000 efm.

2. Construct chemical storage closet as shown on plan and provide (a)unit exhaust blower with capacity of 2.5 per hour. (b) storage shelves (c) lighting.

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Source: https://www.industrydocuments.ucsf.edu/docs/gkyl0000

3. Construct floor to ceiling N-S partition between east and west labs with 20% glass panel area.

4. Provide and install 20-ft. of lab bench with sink and cabinets under and over and electric service outlets.

5. Provide normal lab illumination, all-season air conditioning using normal office supply and recirculation rates except minimum supply must be 1,000 cfm to satisfy hood requirements.

G. West lab

1. Same as F-4

2. Same as F-5 except no minimum cfm requirement.

H. Access corridor

1. Construct a floor to ceiling E-W partition extending north wall of south office to change room shown on plan. Partition is (a) to contain 40% glass (b) to be flush on wouth side and coated with plastic surface.

2. Provide normal lighting; no ventilation.

I. Change room

1. Provide two N-S partitions with one 30-inch door with light in each .

2. Provide normal lighting. Ventilation not required.

3. Provide clothing storage racks against north wall.

J. New rodent quarters

1. Remove fire door in south wall and fill opening flush to rest of wall.

2. Install monolithic epoxy floor and baseboards.

3. Replace acoustic tile ceiling with metal panels and flush lighting fixtures capable of being sealed with washable plastic coating. Provide 100 f.c.

4. Provide 15 a.c. per hr. one pass all season air conditioning; introducing supply at ceiling or north portion and removing it via a south wall plenum as in pigeon lab.

5. All walls to be glush, smooth, and coated with washable plastic from baseboards to ceiling.

6. Provide and install 10-ft. lab bench with sink and cabinets under and over.

7. Provide and install convenience electrical outlets at lab bench and at other locations.

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Source: https://www.industrydocuments.ucsf.edu/docs/gkyl0000

K. Aerosol lab

1. Construct floor to ceiling solid flush partitions for 8X10-I.C. aerosol lab with access door, as shown in plan, and finish with plastic coating.

2. Provide and install normal lab lighting and electrical outlets for instruments.

3. Provide and install 12-ft. of lab bench with sink and cabinets under and over.

4. Provide and install 4-ft. lab hood with individual exhaust blower to roof discharging 1,000 cfm after filtration through an NBS 85 prefilter and a HEPA final filter.

5. Provide 1,000 cfm of all-season air conditioning to aerosol lab, with entire supply exhausted through lab hood.

L. Rodent quarantine facility

1. Construct E-W floor to ceiling, flush, partition with 36-in. door as shown on plan.

2. Replace existing floor covering with monolithic epoxy floor and baseboards.

3. Replace existing ceiling with metal panels and flush lighting to provide 100 f.c. and capable of being sealed with washable plastic coating.

4. Provide and install double glazing of window with inner light built flush with inner wall of room and apply a gray light-reflecting plastic film to entire glass panel.

5. Provide and install 6-ft. of bench with sink and cabinets under and over.

6. Provide and install 15 a.c. per hr. all-season one-pass air conditioning introducing supply air at ceiling of N wall and removing it through a discharge plenum, attached to the S wall.

7. Provide and install convenience electrical outlets.

M. Quarantine lock and change room

1. Construct a N-S floor to ceiling partition with 36-in. door as shown in plan and construct 36-in. door in existing partition to provide access to existing rodent quarter.

2. Provide 5 a.c. per hour supply air to lock but no discharge so that room will always be pressurized relative to rodent quarters and quarantine room by one-pass clean air.

3. Provide and install normal flush lighting.

4. Provide and install clothing storage racks against S-wall.

5. Cover walls, ceiling, and baseboards with washable plastic coating.

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Source: https://www.industrydocuments.ucsf.edu/docs/gkyl0000

N. Existing rodent quarters

1. Replace existing floor covering with monolithic epoxy floor covering and baseboards.

2. Replace existing ceiling with metal panels and flush lighting to provide loof.c. illumination.

3. Provide double glazing throughout with second panes constructed to be flush with existing interior walls and covered with a gray light - reflecting plastic film.

4. Provide new N-S floor to ceiling partition and elevator lock with double doors as shown on plan.

5. Provide new E-W floor to ceiling partition with double doors as shown on plan, to separate animal quarters from smoke exposure facility and workers' sanitary facilities.

6. Same as J-4

7. Same as J-5

8. Same as J-6

O. Toilets

1. Install a shower in each toilet room with bench and clothing hooks.

P. Stairs

1. Provide and install adequate and accessible lighting for each flight.

2. Recover treads with a non-slip material.

LOWER FLOOR

Q. Lockers and toilets - pigeon facility

1. Construct dual locker-toilet facilities as shown on plan.

2. Same as E-1

3. Same as E-2

4. Same as E-3

R. Storage closet, E-wall

1. Construct storage closet with shelves, hooks and access doors as shown on plan.

S. New E-W partition

1. Construct partition from floor to 8-ft. height from E-wall to west side of stairs with southward return to meet existing equipment room wall, as shown on plan, with doors as indicated.

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Source: https://www.industrydocuments.ucsf.edu/docs/gkyl0000

2. Construct ceiling, from new E-W partition to S-wall, with adequate strength and smooth surface to support over-ceiling storage up to a uniform of lb./sq. ft. and provide and install a sturdy movable ladder resting on wheels and hung from rail at the top to provide access to storage area.

T. Shop

1. Provide and install split 60-in. door as shown on plan.

2. Provide all-season air conditioning using normal office supply and recirculation rates.

3. Provide 100 f.c. illumination.

4. Provide electrical outlets of adequate capacitu for model shop (small) machine tools.

5. Provide exhaust ventilation capacity of 100 cfm for a soldering and welding bench and discharge air to roof with blower switch at work bech.

6. Install standard tile flooring.

7. Provide and install 24-ft shop bench and storage closet.

U. Office/lab (undesignated usage space)

1. Partition and provide with standard office (a) illumination (b) all-season air conditioning and (c) convenience electrical outlets.

V. Pigeon quarantine

1. Same as J-2

2. Same as J-4 utilizing excess capacity of newly installed pigeon lab HVAC system.

3. Install metal ceiling panels and recessed, flush lights capable of being sealed with washable plaxtic coating. Provide 100 f.c. illumination.

4. Same as J-5.

5. Same as J-6 except install 6-ft. instead of 10-ft.

6. Same as J-7.

W. Enclosed dry storage

1. Provide and install normal storage room shelves and bins.

2. Provide vermin-proof partitions and joinings to floor and ceiling.

3. Provide and install double 6-ft. wide door with lock.

4. Provide and install normal storage room illumination.

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Source: https://www.industrydocuments.ucsf.edu/docs/gkyl0000

5. No ventilation, flooring, or special wall and ceiling finishes required.

X. Under stairs locker and change room

1. Enclose under stairs area with floor to ceiling partitions.

2. Install dual locker rooms with bench in each.

3. Provide normal locker room illumination, all-season air conditioning flooring, and surface finishes.

4. Provide and install access doors shown on plan. It is intended that access to and from stairs shall be through locker room.

5. Provide and install clothes storage rack against N wall of locker room for visitor usage.

Y. Air compressor/vacuum cleaner enclosure.

1. Provide and install a soundproof and leak proof enclosure around and over existing air compressor and "to-be-installed" central vacuum cleaning system exhauster and dust collector with access door adequate for removing vacuum cleaner dust hopper to outside for emptying.

2. Provide and install sound and vibration suppression mountings for existing air compressor.

3. Provide and install enclosure ventilation system to provide 10 a.c. per hr., by drawing in outside air through an overhead duct running from west window, to bottom of enclosure and exhausting via a mechanical blower from the top of the enclosure to the outside via the same west window.

4. Provide and install normal lighting for maintenance functions.

Z. Lunch room

1. Construct 10x13-ft. lunch room with 8-ft. ceiling, glass wall lights, and access door as shown on plan.

2. Provide and install normal illumination and all-season air conditioning, wall-to-wall carpeting, electrical outlets to service coffee machine, refrigerator, toaster-oven, etc.

3. Provide and install 6-ft. drainboard sink and counter with cabinets over and under.

4. Provide and install "small" refrigerator for human food storage.

AA. Cage washer

1. Provide and install cage washing machine in existing cage wash room. Mr. V. Pochay to select model and designate operating temperature.

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BB Service area - (NW corner)

1. Provide and install electrical and water services along N wall west of

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lunch room for existing humidor, animal refrigerator, and commercial feed mixer.

2. Provide and install (a) normal illumination for a service area (b) winter heating (c) summer ventilation but not air cooling.

3. Paint all surfaces including floor with washable plastic coatings.

GENERAL

CC. HVAC

1. It is intended that existing all-season central system HVAC units will be utilized in a partial recirculation mode for offices, laboratories, shop, locker rooms, service areas, and lunch room. Each space will be provided with a thermostatically controlled mixing box for temperature control.

2. A new all-season HVAC unit will be provided and installed to produce 72F ± 2° and 50% RH ± 5% year round in the existing rodent quarters, the new rodent quarters, and the rodent quarantine room. Each of these rooms is to have individual one-pass supply and discharge ducts in such configuration that cross circulation from room to room is impossible. In addition, supply and exhaust volumes for each of these rooms must be individually adjustable so as to maintain each space at a predetermined pressure relative to ambient and contiguous spaces. To assure correct temperature, humidity, and pressure, each of the rodent rooms is to be provided with appropriate wall mounted indicating instruments and, in addition, wall mounted pressure indicating instruments are to be installed in change room, lock, and access corridor.

3. Window mounted air conditioners in existing rodent quarters are to be retained and maintained as emergency ventilating and cooling units. One unit is to be piped to supply the new rodent room, one is to be piped to supply the pigeon room, and the third is for the existing rodent room.
and access door as shown on plan.

4. An emercengy gasoline-powered generator is to be provided and installed in the downstairs service area with appropriate manual switching gear to power the three emergency HVAC units noted in 3, above.

DD. Central vacuum cleaning system

1. A Spencer vacuum cleaning system capable of servicing three outlets simultaneously and equipped with centrifugal and fabric dust collectors is to be provided and installed on vibration and sound suppressing mountings within the designated first floor soundproof-enclosure Cleaned exhaust air to be discharged through west window.

2. From central location, convenience outlets are to be provided and installed to all areas based on recommendations of Spencer engineer.

3. Cleaning hoses and attachments are to be provided based on recommendations of Spencer engineer.

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EE. Structural improvement

1. Entire building is to be made rodent- and insect-proof by a careful search for the elimination of all means of access from the outside and concealment inside. Special attention is to be giben to foundation walls, access doors, windows, elevator, floor drains, and building service entries.

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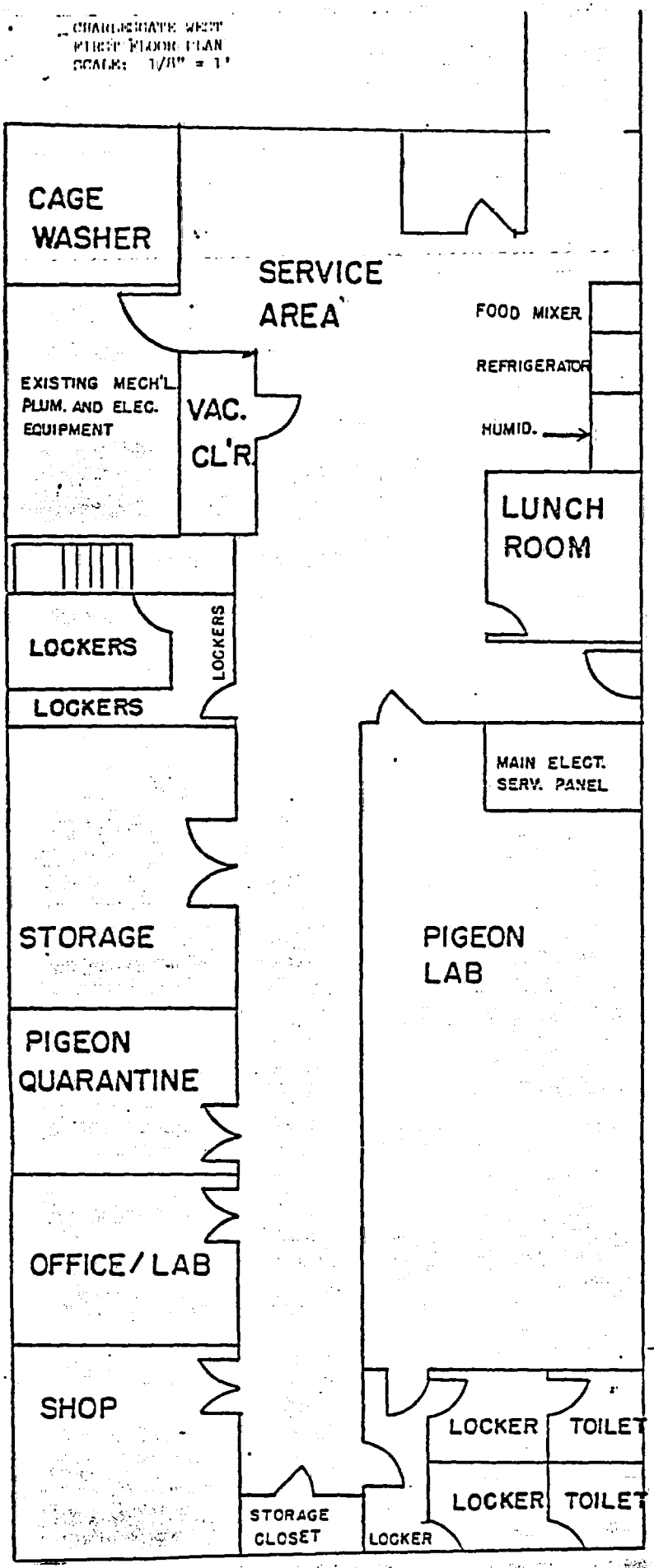
CHARLESGATE WEST
FIRST FLOOR PLAN
SCALE: 1/8" = 1'



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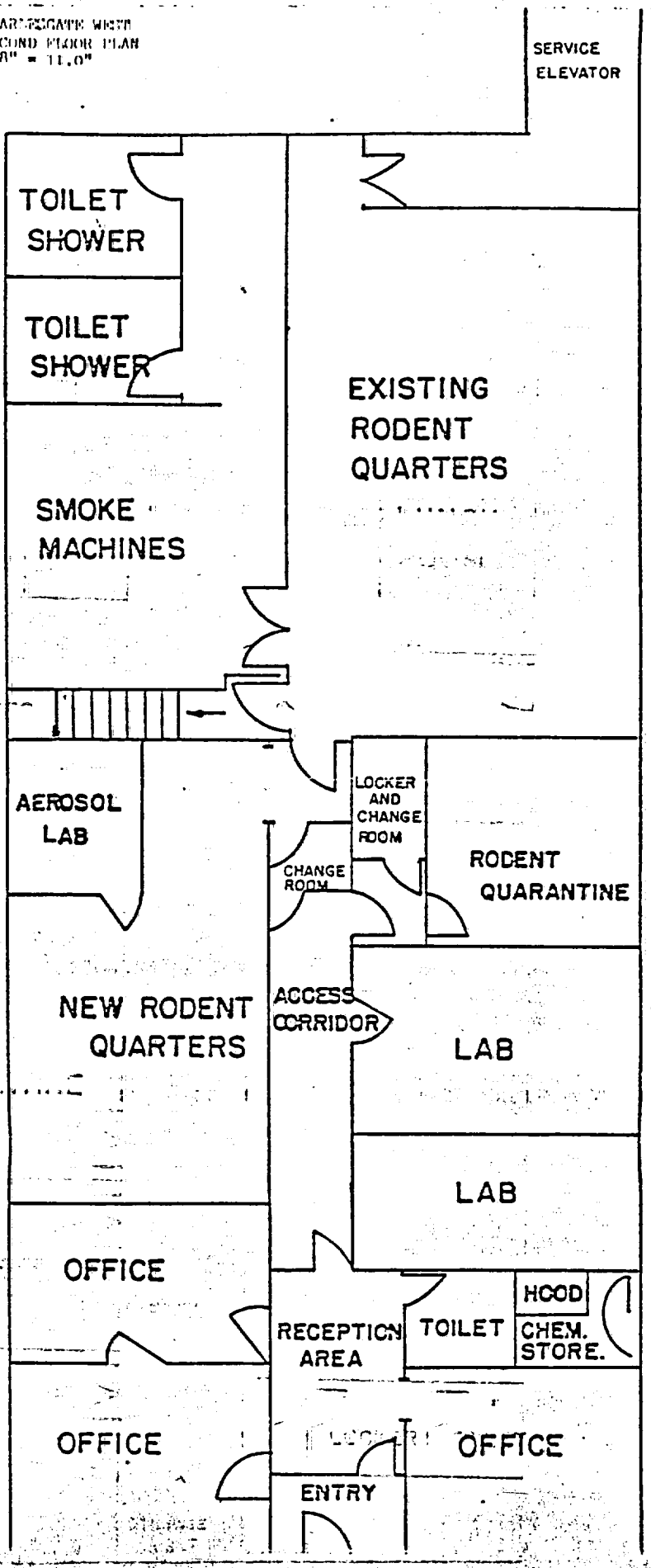
CHARLESGATE WEST
SECOND FLOOR PLAN
1/8" = 1'-0"



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